

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
DECEMBER 13, 2012**

- 7. APPLICATION:** **Z12-061 (ACCELA # 12335-00000-00586)**
Location: **2585 BILLINGSLEY ROAD (43235)**, being 4.9± acres located on the south side of Billingsley Road, 420± feet west of Shirlington Drive. (212-000087).
Existing Zoning: R, Rural (Annex) District
Request: L-C-4, Limited Commercial District
Proposed Use: Commercial use.
Applicant(s): Billingsley Properties LLC; c/o Jeffrey L. Brown, Atty; Smith and Hale LLC; 37 West Broad Street, Suite 725; Columbus, OH 43215.
Property Owner(s): Billingsley Properties LLC; 4586 Gateway Drive; Columbus, OH, 43220.
Planner: Dana Hitt; 645-2395; dahitt@columbus.gov.

BACKGROUND:

- This application is to rezone this site from the R, Rural (annex) District to the L-C-4, Limited Commercial District. The site is currently being annexed and was zoned in the CS, Community Service District in Perry Township.
- To the north, across Billingsley Road are offices zoned in the C-2, Commercial District. To the south is I-270. To the east is an automobile dealership zoned in the L-C-4, Limited Commercial District. To the west is a telecommunication office zoned in the L-C-4, Limited Commercial District.
- The site lies within the boundaries of the *Northwest Plan* (2007) but the *Plan* provides no specific recommendations for this site.
- The L-C-4 text is comparable to the L-C-4 texts governing the sites directly to the east and west and contains limits on uses as well as larger setbacks than normally would be required.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-C-4 text is comparable to the L-C-4 texts governing the sites directly to the east and west. The proposal is consistent with the established zoning and development patterns of the area.

TEXT

PROPOSED DISTRICTS: L-C-4, Limited Commercial

PROPERTY ADDRESS: 2585 Billingsley Road

OWNER: Billingsley Properties, LLC.

APPLICANT: Billingsley Properties, LLC.

DATE OF TEXT: December 4, 2012

APPLICATION: Z12-061

1. INTRODUCTION: The site is on the south side of Billingsley Road east of Sawmill Road. The property is being annexed into the City of Columbus and the proposed zoning application will establish appropriate use restrictions and development standards for the site.

2. PERMITTED USES: Those uses permitted in Chapter 3356 C-4, Commercial of the Columbus City Code except for the following uses: blood and organ banks, check cashing, warehouse or supercenter, farm equipment and supplies, hospital, amusement arcade, halfway house, pawn brokers and billboards.

3. DEVELOPMENT STANDARDS: Unless otherwise indicated in the submitted site plan or in the written text, the applicable development standards are contained in Chapter 3356 C-4, Commercial District of the Columbus City Code.

A. Density, Height, Lot and/or Setback Requirements

1. A 75 foot parking setback and a 200 foot building setback shall be established from Billingsley Road.
2. A 5 foot parking and building setback along the east property line shall be established for all uses except for an automobile dealership which shall have a zero side yard along the east property line.
3. The maximum height for buildings shall be 35 feet within 300 feet of Billingsley Road.

B. Access, Loading, Parking and/or Traffic Related Commitments

1. N/A

C. Buffering, Landscaping, Open Space and/or Screening Commitments

1. The parking setback along Billingsley Road shall be landscaped with a combination of an undulating earth mound, shrubs and hedges between 12 to 30 inches in height at installation and eight deciduous trees which shall be planted randomly within the setback.

D. Building Design and/or Interior-Exterior Treatment Commitments

1. No outside speakers shall be permitted.

E. Dumpsters, Lighting, Outdoor Display Areas, and/or other Environmental Commitments

N/A

F. Graphics and Signage Commitments

Graphics shall be in conformance with Article 15 of the Columbus Graphics Code as it applies to the C-4 Commercial District and except that no off premise nor billboards shall be permitted. Any variance to the permitted graphics shall be submitted to the Columbus Graphics Commission.

G. Miscellaneous

1. Utilities: All utility lines for the development shall be installed underground.



2585 Billingsley Road
Approximately 4.9 acres
R (annex) to L-C-4

Z12-061